

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts with the East Pasadena-San Gabriel Community Standards District (CSD), enlarge the CSD boundaries, and establish standards to ensure that new and expanded development is compatible with the existing community.

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PJG:asm

5/30/02 (requested)

6/5/02 (revised)

ORDINANCE NO. 2002-0056

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts ("CSDs") with the East Pasadena-San Gabriel Community Standards District ("CSD"), enlarge the CSD boundaries, and establish standards to ensure that new and expanded development is compatible with the existing community.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

22.20.100 Uses subject to permits.

. . .

~~Residences, single family, in the Northeast San Gabriel Community Standards District, where the provisions of Section 22.44.128 cannot be met.~~

. . .

SECTION 2. Section 22.44.110 is hereby amended to delete the Chapman Woods and Northeast San Gabriel Community Standards Districts and to add the East Pasadena-San Gabriel Community Standards District as follows:

22.44.110. List of Districts. The following community standard districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
... 15	Chapman Woods	93-0064	8-10-93
... 49	Northeast San Gabriel	98-0042	8-11-98
... <u>26</u> ...	<u>East Pasadena-San Gabriel</u>	_____	_____

SECTION 3. Section 22.44.124 is hereby deleted in its entirety.

SECTION 4. Section 22.44.128 is hereby deleted in its entirety.

SECTION 5. Section 22.44.135 is hereby added to read as follows:

22.44.135 East Pasadena-San Gabriel Community Standards District

A. Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the District.

B. District Boundary. The boundaries of the District are shown on the map following this section.

C. Community-Wide Development Standards.

1. The provision in Section 22.48.050 allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.

2. Signs. Prohibited signs are as follows:

- a. Outdoor advertising signs;
- b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way;
- c. Roof signs;
- d. Flashing, animated, audible, rotating and/or moving signs;
- e. Business signs that project or extend more than 18 inches from the building face.

3. Repair of Nonconforming Structures. Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

4. Modifications. The director, hearing officer or commission, where applicable, in acting upon any application for a modification from the development standards of this Section, shall consider, in addition to the principles and standards in Section 22.56.1090, the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within the East Pasadena-San Gabriel Community Standards District. Except for parking and sign regulations, the development standards in this section may only be modified by director's review and approval pursuant to Part 12 of Chapter 22.56 and in accordance with the following:

a. When an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.56.1700 shall apply to such applications;

b. In cases where Section 22.56.1700 does not apply, the director's review and approval shall be subject to the following additional provisions:

i. The director shall cause a copy of a notice describing the application and the location of the property which is the subject of the application to be forwarded by first-class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property within 200 feet of the exterior boundaries of the property, and to the homeowners association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the director within 15 days after receipt of such notice;

ii. The director may approve an application for a director's review if not more than two requests for a public hearing are received within the period specified in subsection C.4.b.i of Section 22.44.135, provided that the principles and standards of Section 22.56.1690 are established. The director shall deny an application for a director's review if at least three requests for a public hearing are received within the period specified in subsection C.4.b.i of Section 22.44.135, or where the principles and standards of Section 22.56.1690 are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this section;

iii. The director shall notify the applicant and all persons specified in subsection C.4.b.i of Section 22.44.135 in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the commission within 10 days after receipt of such notice. Notwithstanding the provisions of Section 22.60.210, the decision of the commission shall be final. In cases where the director denies an application because at least three written requests for a public hearing were received, the director shall also inform the applicant that a request to schedule a public hearing before the hearing officer may be submitted within 30 days after receipt of such notice and payment of the additional fee for site plan review, director's review for modification of development standards in community standards district, as specified in Section 22.60.100. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. The hearing officer shall approve or deny the proposed modification based on the principles and standards of Section 22.56.1690.

D. Zone-Specific Development Standards.

1. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

Development Standards	Lot or Parcel Size (Square Feet)			
	Less than 13,000	13,000-19,999	20,000-39,999	40,000 +
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10% of the average lot width, but no less than 5 feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Front Yard Landscaping	A minimum of 50% of the required front yard shall contain softscape landscaping.			
Structure Height and Setback	<p>For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure:</p> <ol style="list-style-type: none"> 1. At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. 			

<i>Distance Between Main Buildings</i>	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.								
<i>Maximum Grade</i>	The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the director or county engineer where it is impractical due to topographic conditions.								
<i>Maximum Stories</i>	The maximum number of stories above grade shall be two.								
<i>Maximum Floor Area</i>	The maximum floor area shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50% of the net lot area.								
<i>Maximum Lot Coverage</i>	The maximum lot coverage shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum lot coverage shall be 50% of the net lot area.								
<i>Parking</i>	<table> <tr> <th><u>Number of Bedrooms</u></th><th><u>Required Enclosed Parking Spaces</u></th></tr> <tr> <td>1 to 4</td><td>2</td></tr> <tr> <td>5 to 6</td><td>3</td></tr> <tr> <td>7 or more</td><td>4 (+1 for each additional bedroom)</td></tr> </table> <p>Parking shall not be located below grade.</p>	<u>Number of Bedrooms</u>	<u>Required Enclosed Parking Spaces</u>	1 to 4	2	5 to 6	3	7 or more	4 (+1 for each additional bedroom)
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1 to 4	2								
5 to 6	3								
7 or more	4 (+1 for each additional bedroom)								
<i>Garages</i>	For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots or parcels of land with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.								
<i>Street Lighting</i>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.								

2. Zone R-3.

Development Standards	
<i>Minimum Rear Yard Depth</i>	15 feet.
<i>Minimum Side Yard Width</i>	5 feet.
<i>Minimum Reverse Corner Side Yard</i>	The minimum reverse corner side yard width shall be 10 feet.
<i>Minimum Front Yard Depth</i>	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
<i>Front Yard Landscaping</i>	A minimum of 20% of the required front yard shall contain softscape landscaping.
<i>Structure Height and Setback</i>	For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
<i>Maximum Height</i>	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.
<i>Maximum Grade</i>	The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the director or county engineer where it is impractical due to topographic conditions.
<i>Maximum Floor Area</i>	The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
<i>Maximum Lot Coverage</i>	The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.
<i>Parking</i>	As required by Part 11 of Chapter 22.52
<i>Street Lighting</i>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, M-1½.

- a. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
- b. Maximum Floor Area. The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings.
- c. Maximum Lot Coverage. The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.
- d. Setback. For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
- e. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

SECTION 6. Subsection A of Section 22.60.100 is hereby amended to add the following fee in alphabetical order:

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-- Site Plan Review , Director's Review for Modification of Development Standards in Community Standards District, Pursuant to Subsection C.4 of Section 22.44.135 -- \$730.00, except that where a public hearing is requested by the applicant as specified in subsection C.4.b.3 of Section 22.44.135, an additional fee of \$3516.00 shall be paid.

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